LOT 5 INDIANWOOD S/D.

ORB 473-523, 795-2302,

DUNCAN DONNA R
112 SE MOHAWK WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-155

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

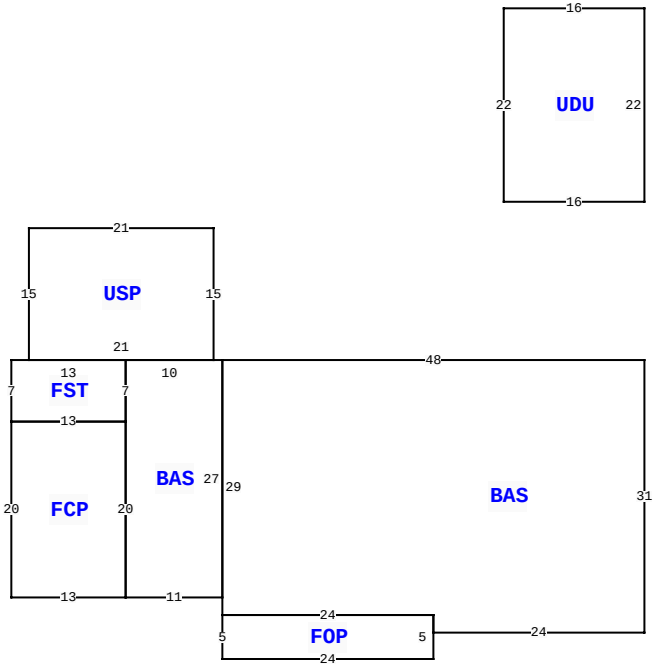
NEIGHBORHOOD/LOC 16417.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	297	100		297	24,077
BAS	1,440	100		1,440	116,738
FCP	260	25		65	5,270
FOP	120	30		36	2,919
FST	91	55		50	4,053
UDU	352	55		194	15,727
USP	315	35		110	8,917
TOTALS	2,875			2,192	177,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	111.3560	124.72	273,386	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1737 HX Base Yr 2003



112 SE MOHAWK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	12	88	1.00	UT	300.00	300.00	80	0	0	3	80	240	
2	0258	PATIO	0	100	12	12	144.00	UT	1.50	1.50	100	1998	1998	3	100	216	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1998	1998	3	40	14,336	
4	0264	PRCH,FSP	0	100	28	40	1,120.00	UT	4.00	4.00	100	1998	1998	3	100	4,480	
5	0166	CONC,PAVMT	0	100	12	88	608.00	UT	1.50	1.50	100	1998	1998	3	100	912	
6	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	1998	1998	3	100	800	
7	0120	CLFENCE 4	0	100	10	33	330.00	UT	2.50	2.50	100	1998	1998	3	100	825	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,701
TOTAL MARKET OB/XF VALUE		21,809
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		218,010
SOH/AGL Deduction		83,879
ASSESSED VALUE		134,131
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,409
TOTAL JUST VALUE		218,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,010

SALE:1:1: LOT 5 INDIANWOOD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31577	MAINT/ALTR	25	11/12/2013
13947	POOL	100	04/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0967/2432	11/15/2002	WD	Q	I		118,500
GRANTOR: RUSSELL D & SHERRI PO						
GRANTEE: DONNA R DUNCAN						
0795/2302	9/21/1994	WD	Q	I		64,200
GRANTOR: WALTER DEAN & DOLORA						
GRANTEE: RUSSELL D & SHERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 BAS= W1 USP= N15 W21 S15 E21$ W10 FST= W13 S7 E13N7$ S7 FCP= W13 S20 E13N20$ S20 E11 N27$ S29 FOP= S5 E24 N5 W24$ E24 S2 E24 N31$PTR=N40 UDU= W16 S22 E16 N22$S40$.

LAND DESCRIPTION

TOTAL OB/XF 21,809

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/04/2017 BY DF Total Acres: 0.48 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS